



Naylor Avenue, Gotham Nottingham NG11 0HS

welcome to

Naylor Avenue, Gotham Nottingham

William h brown have pleasure in advertising this EXCELLENT four-bedroom detached home, finished to a good standard throughout, situated down a quiet cul-de-sac in the popular VILLAGE of Gotham.



Entrance Hall

Door to front aspect, window to front aspect, doors leading to:

Cloakroom

Mid level WC, wash hand basin, tiled flooring and splashback, radiator, window to front aspect.

Living Room

19' 11" x 11' 11" (6.07m x 3.63m)

Television and telephone point, woodburner, radiator, tiled flooring, window to front aspect, bi-fold doors to rear garden, opens to dining area.

Dining Area

19' 11" x 9' (6.07m x 2.74m)

Tiled flooring, radiator, windows to front and rear aspect

Kitchen

15' 3" x 12' 6" Max (4.65m x 3.81m Max)

Fitted with wall and base units with Quartz surfaces over, double oven, induction hob, extractor fan, integral dishwasher and washing machine, 1 and 1/2 bowl sink, window to rear aspect

Landing

Window to front aspect, radiator, door to all bedrooms and bathroom

Bedroom One

17' 2" x 8' 11" (5.23m x 2.72m)

Window to front and rear aspect, fitted wardrobes, radiator, television point

Bedroom Two

12' 7" x 8' 8" (3.84m x 2.64m)

Window to rear aspect, radiator

Bedroom Three

8' 4" x 9' 11" plus wardrobe (2.54m x 3.02m plus wardrobe)

Built in wardrobe, window to front aspect, radiator

Bedroom Four

12' x 6' 8" (3.66m x 2.03m)

Window to front aspect, radiator

Bathroom

WC, vanity unit, bath with mixer taps, shower cubicle, heated towel rail, extractor fan, tiled flooring and splashback

External

The front of the property offers a brickweave driveway, providing parking for up to four vehicles. The rear garden is fully enclosed, laid with artificial turf, with a timber decking area, paved patio area, raised borders and summer house with power and lighting facilities.



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welcome to

Naylor Avenue, Gotham Nottingham

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- FOUR EXCELLENT SIZED BEDROOMS
- LARGE, LOW MAINTENANCE REAR GARDEN
- QUIET CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

£535,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WBF103783 - 0005



Please note the marker reflects the postcode not the actual property

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